

01483 419 300

20 High Street, Godalming  
Surrey, GU7 1EB  
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Approximate Gross Internal Area :- 58.7 sq mt / 625 sq ft

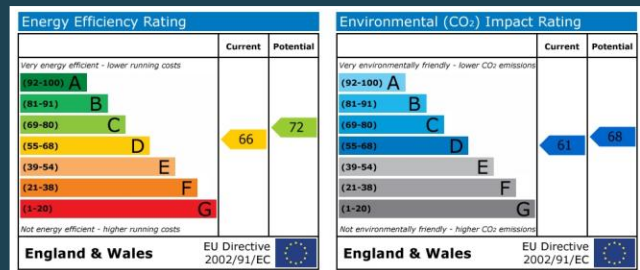
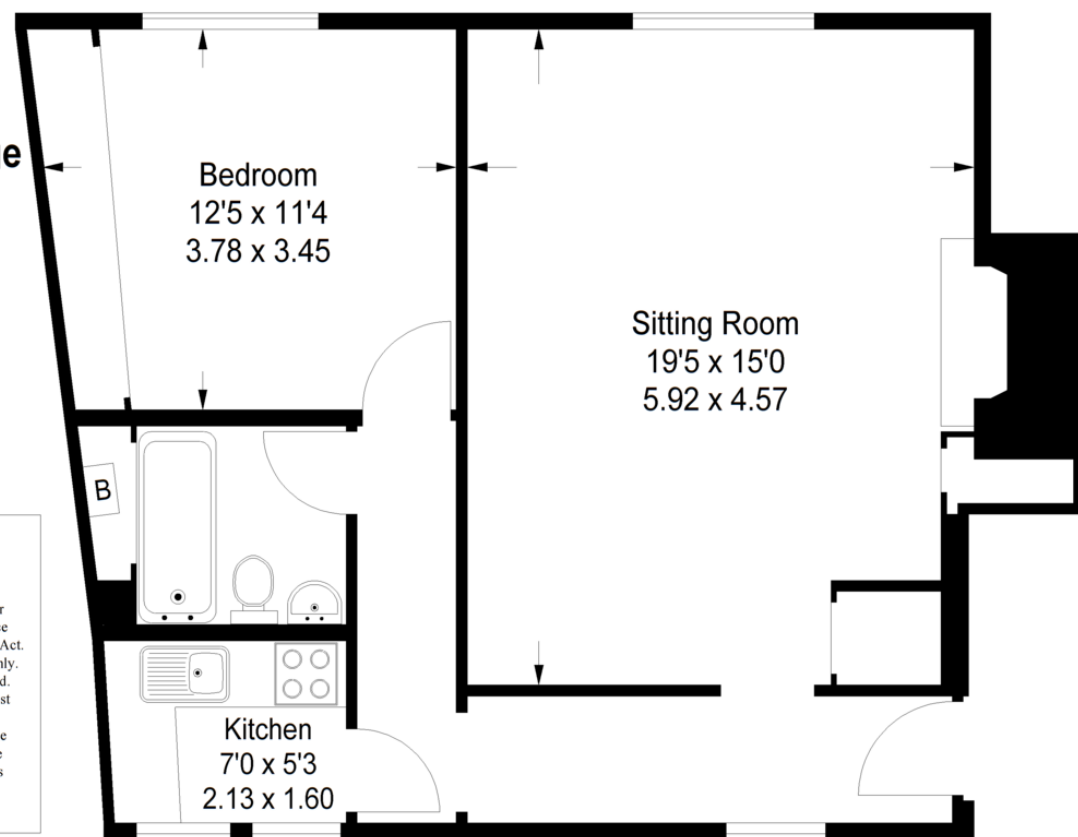
4 Tudor Lodge  
High Street  
Godalming



FLOOR PLANS®  
01483 755510 Ref B2787/SC

Disclaimer:

This plan has been prepared for Emery & Orchard in accordance with the Property Misdescriptions Act. It is intended as a layout guide only. Not drawn to scale, unless stated. Measured & drawn to the nearest 10cm / 3 inches. Whilst every care is taken in the preparation of this plan, please check all dimensions & shapes before making any decisions reliant upon them.



These details are intended as a guide only and whilst believed to be correct are not guaranteed and they do not form part of any contract. We would inform prospective purchasers that we have not tested any equipment, appliances, fixtures, fittings or services. Any items not referred to in these particulars are excluded from the sale unless separately agreed.



Flat 4 Tudor Lodge High Street  
Godalming Surrey GU7 1AQ

Price: Guide Price £237,500 Leasehold





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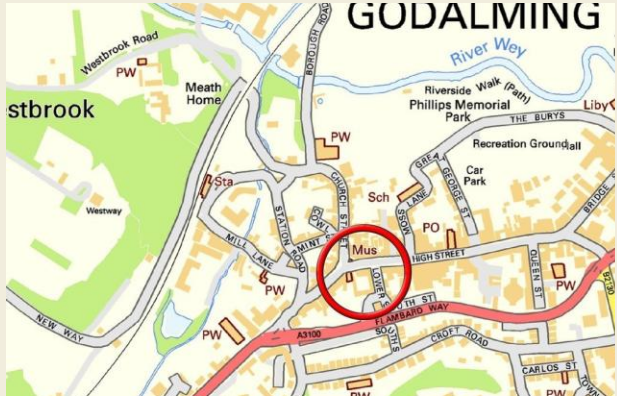
**DESCRIPTION:** 4 Tudor Lodge is a top floor flat being one of several properties converted from a substantial building of character believed to date back from 1581 and originally one of the main coaching inns that lined the road from London to Portsmouth. Internally, the flat has considerable charm and character with many period features of the original building including oak flooring and joinery and many exposed beams. The accommodation is presented in good decorative order and comprises an impressive living room with large fireplace, double bedroom, kitchen and bathroom. The flat also benefits from gas-fired central heating and its own off-road parking space. The property is likely to appeal to purchasers looking for a character flat in the centre of the town, being within walking distance of an excellent range of amenities including Godalming's main line station offering a fast and regular service to Waterloo. Internal inspection is highly recommended.

AT A GLANCE

- Entry Phone System
- Large Living Room
- Kitchen
- Double Bedroom
- Bathroom
- Gas Central Heating
- Many Original Period Features
- Fireplace
- Top Floor
- Parking

KEY FACTS

	DISTANCE TO STATION	
	Godalming	0.2m
	Guildford	5.7m
	DISTANCE TO A3 AND M25	
	A3	2.8m
	M25	15m
	DISTANCE TO CENTRE	
	Godalming	0.1m
	Guildford	5.7m
	DISTANCE TO DOC'S & DENTIST	
	Mill Medical Practice	1.5m
	Mews Dental Practice	0.1m
	COUNCIL TAX	
	Band	C



**DIRECTIONS:** From our office proceed down the High Street in a southerly direction towards The Pepperpot. Just past the turning for South Street and before reaching The Pepperpot take a left hand turning under the archway opposite Help The Aged and then turn to the right where the parking for Flat 4 is marked out behind the shops.

